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WHEREAS, the issue of transmittal of Application LSA 20-01 to the Florida state land planning agency and other reviewing agencies was previously heard before the Levy County Planning Commission on January 4, 2021, and was recommended for transmittal to such agencies; and

WHEREAS, the issue of transmittal of Application LSA 20-01 to the state land planning agency and other reviewing agencies was previously heard before the Board on February 2, 2021, with a decision by the Board to transmit Application LSA 20-01 to such agencies; and

WHEREAS, after due consideration, the Board finds that the proposed amendments are consistent with the Levy County Comprehensive Plan, that the requirements of Chapter 163, Florida Statutes, have been met as they relate to this Application, and that it is in the best interests of the County to approve Application LSA 20-01.

BE IT ORDAINED by the Board of County Commissioners of Levy County, Florida:

Section 1. Approval. The following amendment to the Future Land Use Map of the Levy County Comprehensive Plan be and hereby is approved:

Application LSA 20-01 by applicant, William R. Spell, III, requesting amendment to the Future Land Use Map of the Levy County Comprehensive Plan from Forestry/Rural Residential (F/RR) to Agricultural/Rural Residential (A/RR) for 62.39 acres more or less for the property described in Exhibit "A" attached hereto and incorporated herein.

Section 2. Exclusion from Codification. This ordinance shall not be included in the Code of Ordinances of Levy County, Florida. This ordinance shall have all legal force and effect as a duly adopted ordinance of Levy County, Florida.

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2 **Section 3. Effective date.** The effective date of this Levy County Comprehensive
3 Plan Amendment shall be thirty-one (31) days after the state land planning agency notifies
4 the County that the Comprehensive Plan Amendment package is complete; provided this
5 ordinance has been filed in the Office of the Secretary of State, State of Florida; and,
6 provided further, that this Comprehensive Plan Amendment has not been challenged
7 pursuant to Section 163.3184(5), Fla. Stat. No development orders, development permits,
8 or land uses dependent on this Comprehensive Plan Amendment may be issued or
9 commenced before it has become effective. If this Comprehensive Plan Amendment is
10 timely challenged pursuant to Section 163.3184(5)(a), Fla. Stat., then the effective date of
11 this Comprehensive Plan Amendment shall be the date the state land planning agency or
12 the Administrative Commission issues a final order determining the adopted
13 Comprehensive Plan Amendment in compliance, or ninety-one (91) days after a
14 recommended order for compliance is issued by an administrative law judge and the state
15 land planning agency fails to act on such order within ninety (90) days after issuance. If a
16 final determination of noncompliance is issued by the Administration Commission, this
17 Comprehensive Plan Amendment may nevertheless be made effective by adoption of a
18 resolution affirming its effective status, a copy of which resolution shall be sent to the state
19 land planning agency.

20 **Section 4. Transmittal.** County staff is hereby directed to forward a certified copy of
21 this ordinance and its attachments to the state land planning agency and any other
22 reviewing agencies or local governments that provided timely comments to the transmittal
23 of the Application.
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PASSED AND DULY ADOPTED this 4th day of May, 2021.

**BOARD OF COUNTY COMMISSIONERS
OF LEVY COUNTY, FLORIDA**

John Meeks, Chair

ATTEST: Danny J. Shipp, Clerk of
the Circuit Court and Ex Officio Clerk
to the Board of County Commissioners

Danny J. Shipp

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:**



Anne Bast Brown, County Attorney

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LR2020-089
3/17/21

"EXHIBIT "A" COMPOSITE LEGAL.

LEGAL DESCRIPTION (SOUTHWEST PARCEL):

A PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 17 EAST AND A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 16 EAST, LYING EAST OF U.S. HIGHWAY NO. 19 (STATE ROAD 55), LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 12; THENCE RUN NORTH 88°25'48" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 12, A DISTANCE OF 58.65 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19 (STATE ROAD NO. 55, A 200 FOOT WIDE PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 34050-2510); THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 01°02'43" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1204.56 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTHEAST 157TH PLACE (FORMERLY KNOWN AS SOUTHEAST GOATHE ROAD) AND THE POINT OF BEGINNING, SAID POINT BEING ON A 2584.63 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 73°21'28" EAST AND A CHORD LENGTH OF 784.55 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°27'34", AN ARC DISTANCE OF 787.60 FEET TO A POINT OF REVERSE CURVATURE OF A 300.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 66°01'40" EAST AND A CHORD LENGTH OF 165.98 FEET; 2) THENCE RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°07'10", AN ARC DISTANCE OF 168.18 FEET TO A POINT OF TANGENCY; 3) THENCE RUN NORTH 49°58'05" EAST, A DISTANCE OF 390.75 FEET TO A POINT OF CURVATURE OF A 80.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 72°17'17" EAST AND A CHORD LENGTH OF 60.76 FEET; 4) THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°38'24", AN ARC DISTANCE OF 62.33 FEET TO A POINT OF TANGENCY; 5) THENCE RUN SOUTH 85°23'31" EAST, A DISTANCE OF 6.00 FEET TO A POINT ON THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1256, PAGE 856, OF THE PUBLIC RECORDS OF LEVY COUNTY, FLORIDA, THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 00°42'47" WEST, ALONG SAID WEST LINE, A DISTANCE OF 493.98 FEET TO THE SOUTHWEST CORNER OF SAID LANDS, THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°27'43" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF A DISTANCE OF 948.38 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 00°41'55" WEST, ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LANDS, A DISTANCE OF 200.76 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE DEPARTING SAID SOUTHERLY EXTENSION RUN NORTH 89°26'31" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2185.00 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°12'28" WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 12, A DISTANCE OF 19.06 FEET TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 01°02'43" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 120.60 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 14.837 ACRES, MORE OR LESS.

"EXHIBIT "A" COMPOSITE LEGAL.

LEGAL DESCRIPTION (NORTHWEST PARCEL):

A PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 16 EAST AND A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 16 EAST, LYING EAST OF U.S. HIGHWAY NO. 19 (STATE ROAD 55), LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WEST 1/4 CORNER OF SAID SECTION 7, THENCE RUN SOUTH 89° 10' 59" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 1228.01 FEET TO A POINT ON THE WEST LINE OF THE EAST 100 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00° 39' 27" WEST, ALONG SAID WEST LINE, A DISTANCE OF 251.30 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 72° 56' 59" WEST, A DISTANCE OF 1330.05 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19 (STATE ROAD NO. 55, A 200 FOOT WIDE PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 34050-2510); THENCE RUN NORTH 01° 02' 43" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 660.50 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN SOUTH 88° 25' 48" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 58.65 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 13.393 ACRES, MORE OR LESS.

"EXHIBIT "A" COMPOSITE LEGAL.

LEGAL DESCRIPTION (WEST PARCEL):

A PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 17 EAST AND A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 16 EAST, LYING EAST OF U.S. HIGHWAY NO. 19 (STATE ROAD 55), LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 7, THENCE RUN SOUTH 89°10'59" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 1228.01 FEET TO A POINT ON THE WEST LINE OF THE EAST 100 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7, THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°39'27" WEST, ALONG SAID WEST LINE, A DISTANCE OF 251.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°39'27" WEST, ALONG SAID WEST LINE, A DISTANCE OF 331.83 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SOUTHEAST 157TH PLACE (FORMERLY KNOWN AS SOUTHEAST GOATHE ROAD), SAID POINT BEING A POINT ON A 120.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 70°54'10" WEST AND A CHORD LENGTH OF 85.75 FEET; THENCE DEPARTING SAID WEST LINE, RUN ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°52'10", AN ARC DISTANCE OF 87.69 FEET TO A POINT OF TANGENCY; 2) THENCE RUN SOUTH 49°58'05" WEST, A DISTANCE OF 390.75 FEET TO A POINT OF CURVATURE OF A 260.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 66°01'40" WEST AND A CHORD LENGTH OF 143.85 FEET; 3) THENCE RUN SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°07'10", AN ARC DISTANCE OF 145.75 FEET TO A POINT OF REVERSE CURVATURE OF A 2624.63 FOOT RADIUS CURVE CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 73°33'18" WEST AND A CHORD LENGTH OF 778.84 FEET; 4) THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°03'55", AN ARC DISTANCE OF 781.73 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19 (STATE ROAD NO. 55, A 200 FOOT WIDE PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 34050-2510); THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 01°02'43" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 500.23 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN NORTH 72°56'59" EAST, A DISTANCE OF 1330.05 FEET TO THE POINT OF BEGINNING

SAID LANDS CONTAINING 13.406 ACRES, MORE OR LESS

"EXHIBIT "A" COMPOSITE LEGAL.

LEGAL DESCRIPTION (NORTHEAST PARCEL):

A PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 17 EAST, LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 7; THENCE RUN SOUTH 89°10'59" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 1963.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°10'59" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 693.00 FEET TO THE CENTER OF SAID SECTION 7; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°35'38" WEST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 685.40 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SOUTHEAST 157TH PLACE (FORMERLY KNOWN AS SOUTHEAST GOATIE ROAD); THENCE DEPARTING SAID EAST LINE, RUN ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE RUN NORTH 84°58'27" WEST, A DISTANCE OF 469.81 FEET; 2) THENCE RUN NORTH 84°50'13" WEST, A DISTANCE OF 225.31 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 00°35'38" EAST, A DISTANCE OF 633.85 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 10.497 ACRES, MORE OR LESS.

"EXHIBIT "A" COMPOSITE LEGAL.

LEGAL DESCRIPTION (CENTER PARCEL):

A PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 17 EAST, LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 7, THENCE RUN SOUTH 89°10'59" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 1228.01 FEET TO A POINT ON THE WEST LINE OF THE EAST 100 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7 AND THE POINT OF BEGINNING, THENCE DEPARTING SAID WEST LINE, CONTINUE SOUTH 89°10'59" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 735.01 FEET, THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°35'38" WEST, A DISTANCE OF 633.85 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SOUTHEAST 157th PLACE (FORMERLY KNOWN AS SOUTHEAST GOATHE ROAD), THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE RUN NORTH 84°50'13" WEST, A DISTANCE OF 214.99 FEET; 2) THENCE RUN NORTH 85°23'29" WEST, A DISTANCE OF 419.82 FEET; 3) THENCE RUN NORTH 85°23'31" WEST, A DISTANCE OF 97.00 FEET TO A POINT OF CURVATURE OF A 120.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 86°46'38" WEST AND A CHORD LENGTH OF 5.80 FEET; 4) THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°46'14", AN ARC DISTANCE OF 5.80 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE EAST 100 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 00°39'27" EAST, ALONG SAID WEST LINE, A DISTANCE OF 583.13 FEET TO THE POINT OF BEGINNING

SAID LANDS CONTAINING 10.258 ACRES, MORE OR LESS